

NOTES

- TAX MAP: 39-1-36-0015
- ZONE: R-4 (RESIDENTIAL 4 DU/AC)
- LOT AREA: 8,543 SF (0.1961 ACRE)
- REQUIRED YARDS:

FRONT:	=	30.0 FEET
SIDE:	=	10.0 FEET
FRONT:	=	30.0 FEET
- HEIGHTS:

EX DWELLING	=	32.0 FEET
PROPOSED SUNROOM	=	17.0 FEET
	(9.0' ABOVE DECK)	
DECK	=	08.0 FEET
DECK RAIL	=	11.1 FEET
DECK SCREEN	=	15.4 FEET
FRAME FENCES	=	06.0 FEET
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. ALL FENCES ARE FRAME.
- THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
- ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
- THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
- TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 5' INTERVALS, AND IS AERIAL.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 515525 0100 D REVISED DATE MARCH 05, 1990.
- AREAS:

BASEMENT	=	1,452 SF
FIRST FLOOR	=	2,130 SF
SECOND FLOOR	=	2,130 SF
EX GROSS FLOOR AREA	=	5,712 SF

EX FLOOR AREA RATIO: EX GFA (5712) / LOT AREA (8543) = 0.67

PROP SUNROOM = 168 SF / EX GFA (5712) = 0.03

PROP GFA = EX GFA (5712) + PROP SUNROOM (168) = 5,880 SF.

PROP FLOOR AREA RATIO = PROP GFA (5,880) / LOT AREA (8543) = 0.69

Application No. SP 2010-PR-017

Approved

John R. Riddle III

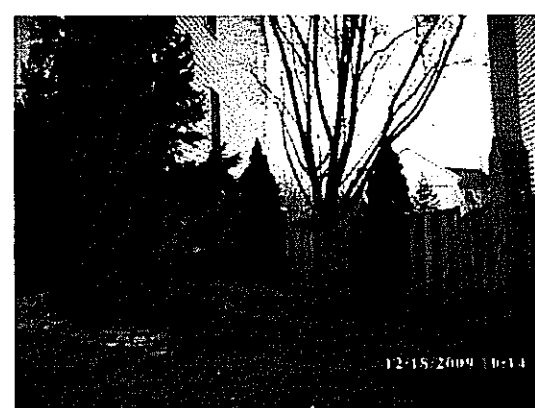
Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
APR 28 2010
Zoning Evaluation Division

PLAT
SHOWING THE IMPROVEMENTS ON
LOT 15
MADRILLON ESTATES
(DEED BOOK 8703, PAGE 1907)
FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT
SCALE: 1" = 20'
DECEMBER 18, 2009
MARCH 01, 2010 (REV YARDS)
APRIL 27, 2010 (REV)



FRONT VIEW



RIGHT SIDE



LEFT SIDE



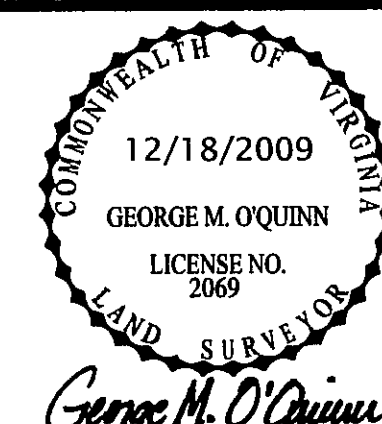
REAR DECK AND RAIL



REAR VIEW

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



CASE NAME:
ALSHUAIBI
AMERITECH CONSTRUCTION

DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412